

144.0

0010

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
837,800 / 837,800

USE VALUE:

837,800 / 837,800

ASSESSED:

837,800 / 837,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LEHTONEN VILLE JUHANI &	
Owner 2: LEFTONEN ELIZABETH ERIN	
Owner 3:	

Street 1: 64 HIGH HAITH ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GARBALLEY JOHN R -

Owner 2: -

Street 1: 64 HIGH HAITH ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .095 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 2061 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4141	Sq. Ft.	Site			0	80.	1.31	9									435,385						435,400	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct
101		4141.000	402,400			435,400	837,800				94702
											GIS Ref
											GIS Ref
											Insp Date
											10/01/18

PREVIOUS ASSESSMENT								Parcel ID	144.0-0010-0003.0		
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV		402,400	0	4,141.	435,400	837,800		Year end	12/23/2021
2021	101	FV		390,600	0	4,141.	435,400	826,000		Year End Roll	12/10/2020
2020	101	FV		390,700	0	4,141.	435,400	826,100	826,100	Year End Roll	12/18/2019
2019	101	FV		292,700	0	4,141.	408,200	700,900	700,900	Year End Roll	1/3/2019
2018	101	FV		298,800	0	4,141.	337,400	636,200	636,200	Year End Roll	12/20/2017
2017	101	FV		298,800	0	4,141.	310,200	609,000	609,000	Year End Roll	1/3/2017
2016	101	FV		230,700	0	4,141.	283,000	513,700	513,700	Year End	1/4/2016
2015	101	FV		225,100	0	4,141.	277,600	502,700	502,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARBALLEY JOHN	67763-283		8/5/2016		715,000	No	No		
GARBALLEY JOHN	41596-274		12/11/2003	Family		1	No	No	
	20706-196		8/1/1990		210,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/23/2019	96	Redo Bas	50,000	C					10/1/2018	Meas/Inspect	HS	Hanne S
12/13/2016	1522	Redo Kit	38,000	O				replace kitch cabs	3/8/2017	SQ Returned	EMK	Ellen K
10/24/2008	1348	Redo Kit	60,000					re-do baths	2/27/2012	Inspected	BR	B Rossignol
5/2/2008	436	Demoliti	2,000	C				demo after fire	1/26/2009	Entry Denied	336	PATRIOT
4/29/2008	413	Manual	4,000	C				place 12x14 temp m	12/1/1999	Mailer Sent		
									11/18/1999	Measured	256	PATRIOT
									2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 6 - Colonial	2A - 2 Sty +Attic	1	Total: 1	Full Bath: 2	Rating: Good	FIRE DAMAGED 4-27-2008.																
(Liv) Units: 1				A Bath:	Rating:									22	1	1	FIRE DAMAGED 4-27-2008.					
Foundation: 2 - Conc. Block				3/4 Bath:	Rating:									WDK	11	FFL	BMT					
Frame: 1 - Wood				A 3QBth:	Rating:									6	6	16	2					
Prime Wall: 4 - Vinyl				1/2 Bath: 1	Rating: Good									5	10	10	11					
Sec Wall:			%	A HBth:	Rating:									WDK	WDK	WDK	11					
Roof Struct: 1 - Gable				OthrFix:	Rating:									6	6	6	6					
Roof Cover: 1 - Asphalt Shgl				OTHER FEATURES	1st Res Grid Desc: Line 1 # Units 1								4	6	6	2						
Color: GRAY				Kits: 1	Rating: Good									Level	FY LR DR D K FR RR BR FB HB L O							
View / Desir:				A Kits:	Rating:									Other								
GENERAL INFORMATION				Frl:	Rating:									Upper								
Grade: C+ - Average (+)				WSFlue:	Rating:									Lvl 2								
Year Blt: 1926	Eff Yr Blt:			CONDOS INFORMATION												Lvl 1						
Alt LUC:	Alt %:			Location:												Lower						
Jurisdct: G17	Fact: .			Total Units:												Totals	RMS: 5	BRs: 3	Baths: 2	HB: 1		
Const Mod:				Floor:												Exterior:	No Unit	RMS	BRS	FL		
Lump Sum Adj:				% Own:												Interior:	1	5	3	M		
INTERIOR INFORMATION				Name:												Additions:						
Avg Ht/FL: STD				DEPRECIATION												Kitchen:						
Prim Int Wal: 2 - Plaster				Phys Cond: GD - Good	18. %													Baths:				
Sec Int Wall:	%			Functional:	%													Plumbing:				
Partition: T - Typical				Economic:	%													Electric:				
Prim Floors: 3 - Hardwood				Special:	%													Heating:				
Sec Floors:	%			Override:	%													General:				
Bsmnt Flr: 12 - Concrete				CALC SUMMARY												Totals	1	5	3			
Subfloor:				Basic \$ / SQ: 130.00																		
Bsmnt Gar:				Size Adj.: 1.27065897																		
Electric: 3 - Typical				Const Adj.: 0.98990101																		
Insulation: 2 - Typical				Adj \$ / SQ: 163.517																		
Int vs Ext: S				Other Features: 97500																		
Heat Fuel: 1 - Oil				Grade Factor: 1.10																		
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100	% AC:			LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO			Adj Total: 494297																		
% Com Wal	% Sprinkled			Depreciation: 91939																		
MOBILE HOME				Make: [] Model: []				Serial #:				Year: []				Color: []						
SPEC FEATURES/YARD ITEMS																PARCEL ID 144.0-0010-0003.0						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N																Total Yard Items: []						
Total Special Features: []																Total: []						